Department of Finance

Property Tax Bill
Quarterly Statement

Activity through November 21, 2020

Owner name: NISSENBAUM FAMILY REALTY TRUST
ALAN L. NISSENBAUM, TRUSTEE

Property address: 3620 FLATLANDS AVE.

Borough, block & lot: BROOKLYN (3), 07698, 0046

Mailing address:
NISSENBAUM FAMILY REALTY TRUST
2514 E. 65TH ST.
BROOKLYN NY 11234-6927

Outstanding Charges	$0.00
New Charges	$1,103.28
Amount Due	**$1,103.28**

Please pay by January 4, 2021. To avoid interest pay on or before January 15th.

Most Department of Finance services are available online:
- To pay your bill, visit nyc.gov/payonline.
- For general information, visit nyc.gov/finance.
- To submit a question to the Department of Finance, visit nyc.gov/dofaccount.

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Department of Finance

You are set up for autopay. Please do not pay this notice.

Total amount due by January 4, 2021	$1,103.28
If you want to pay everything you owe by January 4, 2021 please pay	$2,762.25

Amount enclosed:

#910041220112101#

NISSENBAUM FAMILY REALTY TRUST
2514 E. 65TH ST.
BROOKLYN NY 11234-6927

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

910041220112101 01 3076980046 0000000110328 0000000276225 2101041120210006

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			$0.00
Finance-Property Tax		01/01/2021	$1,684.05
Adopted Tax Rate			$-19.42
Payment	11/02/2020		$-561.35
Total amount due			**$1,103.28**

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2021	$1,684.05
Adopted Tax Rate			$-19.42
Total tax year charges remaining			**$1,664.63**
If you want to pay everything you owe by January 4, 2021 please pay			**$2,762.25**
If you pay everything you owe by January 4, 2021, you would save:			$5.66

How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021

Tax class 1 - Small Home, Less Than 4 Families	Overall Tax Rate	
Original tax rate billed	21.1670%	
New Tax rate	21.0450%	
Estimated Market Value $730,000		
		Taxes
Billable Assessed Value	**$31,824**	
Taxable Value	$31,824 x 21.0450%	
Tax Before Abatements and STAR	$6,697.36	**$6,697.36**
Annual property tax		**$6,697.36**
Original property tax billed in June 2020		**$6,736.20**
Change In Property Tax Bill Based On New Tax Rate		**$-38.84**

Please call 311 to speak to a representative to make a property tax payment by telephone.

For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

Home banking payment instructions:

1. **Log** into your bank or online bill pay website.
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 3-07698-0046 . You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account.

Did Your Mailing Address Change?
If so, please visit us at **nyc.gov/changemailingaddress** or call **311.**

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.